

**MARKED AGENDA
ZONING REVIEW BOARD
JANUARY 23, 2014
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **U-13-22-** An Ordinance granting a Special Use Permit for property located **1050 White Street, S.W.**, pursuant to Section 16-16.005 (1) (o) for a **Solid Waste Handling Facility (Tire Recycling)**, fronting approximately 453 feet on the south side of White Street and approximately 258 feet on the east side of Lawton Street. Depth: varies. Area: approximately 3.56 acres. Land Lot 118, 14th District Fulton County, Georgia.
OWNER: MIMMS ENTERPRISES
APPLICANT: TIRE KINGZ OF ATLANTA, INC.
NPU T COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
2. **Z-13-45-** An Ordinance to rezone from MRC-2-C (Mixed Residential Commercial-Conditional) District to MRC-2-C (Mixed Residential Commercial-Conditional) District for a change of conditions, for property located at **454, 468 Chapel Street, S.W. and 105, 115 and 123 Haynes Street, S.W. and 429, 433, 437, 439, 441 and 447 Nelson Street, S.W. and 459 Tatnall Street, S.W.** (also with the following *Parcel Identification Numbers: 14-00840007067, 14-00840007068, 14-00840007070, 14-00840007072, 14-00840007073, 14-00840007076, 14-00840007077, 14-00840007090, 14-0084-0007071 and 14-00840007104.*) Property fronts approximately 128 feet on the north side of Tatnall Street, approximately 386 feet on the north side of Nelson Street, approximately 340 feet on the west side of Haynes Street and approximately 506 feet on the south side of Chapel Street. Depth: varies Area: approximately 2.25 acres. Land Lot 84, 14th District, Fulton County, Georgia.
OWNER: PARC VUE CONDO DEVELOPMENT, LLC.
APPLICANT: CLINTON E DYE, ESQ.
NPU M COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-APRIL 2014
ZRB RECOMMENDATION: 90-DAY DEFERRAL-APRIL 2014
3. **Z-13-52-**An Ordinance to rezone from the PD-H (Planned-Development-Mixed Use) District to the MR-2 (Multi Family Residential) District for property located at **1455 Fairmont Road, N.W., 1393 Ellsworth Industrial Boulevard, N.W. and also known as Parcel Numbers 17-O188-0001-023 and 17-0188-0001-020 (now known as 17-0188-0001-024 and 17-0188-000-026)** fronting approximately 1249 feet from the northeast corner of Huff Road. Depth: varies Area: approximately 24.077 acres. Land Lot 188, 17th District, Fulton County, Georgia.
OWNER: ENGLISH FAIRMONT PARTNERS, LLC.
APPLICANT: JESSICA HILL, ESQ.
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2014
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MARCH 2014

4. **U-13-18/U-05-31** - An Ordinance to amend Ordinance 05-O-1941 (U-05-31) which granted a Special Use Permit for a **DAY CARE CENTER** pursuant to Section 16-05.005 (1) (b), property located at **2700 Butner Road, S.W.**, fronting approximately 282 feet on the southeasterly side of Butner Road. Depth: varies; Area: .37 acres; Land Lot 66, 14th FF District, Fulton County, Georgia.
OWNER: SHIWILA M. WILLIS
APPLICANT: SHIWILA M. WILLIS
NPU P COUNCIL DISTRICT 11
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014
5. **Z-13-53**-An Ordinance to rezone from the R-5/BeltLine Overlay District (Two-Family Residential and BeltLine Overlay) Districts to the MRC-3/BeltLine Overlay District (Mixed Residential Commercial/BeltLine Overlay) District for property located at **102, 108, 112,118, 122, 128, 136, and 144 Moreland Avenue, 1117, 1121, 1125 and 1129 Seaboard Avenue, N.W. and 146, 150, 156, 158, 162, and 166 Brantley Street, N.E., and 1150 and 1154 Wade Street, N.E.**, fronting approximately 194 feet on the north side of Wade Street at the northwest corner of Moreland Avenue. feet from the northeast corner of Huff Road. Depth: varies Area: approximately 4.458 acres. Land Lot 14, 14th District, Fulton County, Georgia.
OWNERS: BUDDY CHRISTIAN, DIANE CHRISTIAN, CHRISTINA MUZZI
BERNARDINA MALDONADO, VENITA HOWELL, YOUNG HUGHLEY
MESFIN BEZUNEH, MEHERET ASFAW, JOHN PREWITT,
FORREST WARD, RUKIA ROGERS, VUONG PHI PHILLIOPS,
FISHAL GHAVAMZADEH RAZAVI, CRIM DEVELOPMENT, INC.,
GWERKLE LIMITED, LLC, KYLE ARMOUR,FERRIS CAPITAL, LLC.
APPLICANT: JW HOMES C/O JESSICA HILL, ESQ.
NPU N COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014

DEFERRED CASES

6. **Z-13-32**- An Ordinance to rezone from the R-3 (Single Family Residential) District to the PD-H (Planned Development-Housing) District for property located at **4382 Wieuca Road, N.E.**, fronting approximately 214 feet on the south side of Wieuca Road beginning approximately 318 feet from the south corner of land Lot 65. Depth: varies. Area: approximately 2.88 acres. Land Lot 65, 17th District, Fulton County, Georgia.
OWNER: JOHNSTON FAMILY TRUST
APPLICANT: MICHAEL E. CLEMENTS
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014

7. **Z-13-35-** An Ordinance to rezone from the C-3-C/BL (Commercial Residential-Conditional/Beltline Overlay) District and C-3/BL (Commercial Residential/Beltline Overlay) District to the C-3-C/BL (Commercial Residential-Conditional/Beltline Overlay) District for property located at **(a portion of) 2140 Peachtree Road, N.W.**, fronting approximately 339 feet on the west side of Peachtree Road beginning approximately 149 feet from the southwest intersection of Peachtree Road and Colonial Homes Drive. Depth: varies; Area: 1.91 acres. Land Lot 111, 17th District, Fulton County, Georgia.

OWNER: BROOKWOOD SQUARE, LLC

APPLICANT: GRAYCO PARTNERS, LLC

NPU C COUNCIL DISTRICT 8

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014

ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014

8. **Z-13-44-** An Ordinance to rezone from the I-1 (Light Industrial) and R-4A (Single Family Residential) to the C-2 (Commercial Service) District for property located at **720 Donald Lee Hollowell Parkway, N.W.**, fronting approximately 100 feet on the south side of Donald Lee Hollowell at the southwest corner of Echo Street. Depth: approximately 287 feet. Area: .737 acres. Land Lot 112, 14th District, Fulton County, Georgia.

OWNER: HAMILTON PROPERTIES, LLC

APPLICANT: HAMILTON PROPERTIES, LLC

NPU L COUNCIL DISTRICT 3

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014

ZRB RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014

END OF AGENDA